

# \$395,000 - 105, 1631 28 Avenue Sw, Calgary

MLS® #A2222526

**\$395,000**

2 Bedroom, 2.00 Bathroom, 1,071 sqft

Residential on 0.00 Acres

South Calgary, Calgary, Alberta

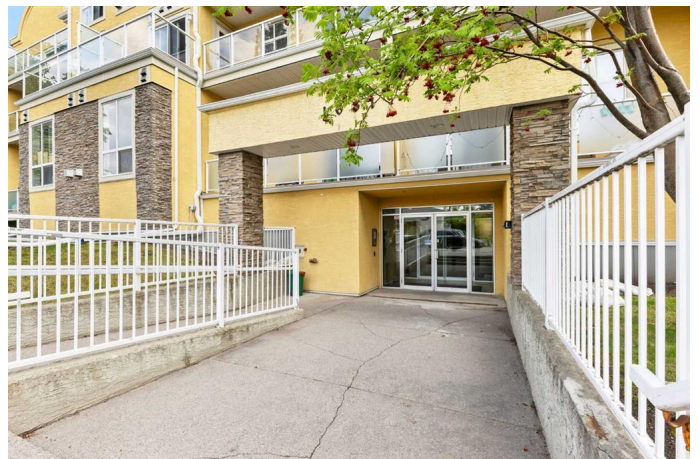
Spacious 2-Bedroom Condo with 10+ ft Ceilings

Welcome to this beautifully maintained 2-bedroom, 2 full bathroom condo offering over 1,070 sq. ft. of stylish, low-maintenance living in one of Calgary's most sought-after inner-city communities. With soaring 10-foot+ ceilings throughout, this thoughtfully designed condo blends comfort, convenience, and modern elegance.

Step inside to a bright, open-concept layout anchored by a spacious living area with a cozy corner gas fireplace - perfect for relaxing evenings. The fireplace was recently serviced in Fall 2024. The gourmet kitchen is both functional and inviting, featuring tons of storage, soft-close cupboards with under-cabinet lighting, generous counter space, and newer appliances, including a new dishwasher (2023) and a double-door fridge (2025). Whether you love to cook and host or just want a tidy, organized space, this kitchen delivers.

The living room flows seamlessly to the north-facing private balcony which surrounded by mature trees - your own peaceful retreat for morning coffee or evening unwinding. Luxury vinyl plank flooring runs throughout most of the unit, complemented by beautiful lighting fixtures that add a touch of sophistication. In-floor heating keeps the space cozy during Calgary's colder months, making chilly mornings much more comfortable.

The primary suite is a true sanctuary,



comfortably fitting a king-sized bed with oversized windows and direct patio access. The spa-inspired ensuite features a deep soaker tub, a separate walk-in shower, and an oversized vanity. The second bedroom with its high ceilings and generous natural light, makes an ideal guest room, or home office. A convenient in-suite laundry area with a stacked washer and dryer completes the functional layout.

As mentioned, convenience is a key feature of this home. Your titled parking stall and private storage locker are located on the same level as the unit- no stairs or elevators needed.

Enjoy an unbeatable location just three blocks from the Marda Loop Community Centre, where you'll find tennis courts, an outdoor rink, a pump track, and a community garden.

You are also within walking distance to the vibrant 33rd Avenue main strip, filled with boutique shopping, fresh food and wine markets, cozy cafés, lively lounges, and top-tier fitness studios. Outdoor enthusiasts will love being minutes from River Park, Sandy Beach, Glenmore Reservoir, and off-leash dog parks, and bike paths.

Whether you're a professional seeking inner-city living, an investor looking for a prime rental property, or a downsizer ready for comfort and community this condo is the perfect fit. Don't miss your chance - book your showing today!

Built in 2004

## Essential Information

MLS® #	A2222526
Price	\$395,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2

Square Footage	1,071
Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	105, 1631 28 Avenue Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 1J5

### Amenities

Amenities	Elevator(s), Parking, Secured Parking, Trash
Parking Spaces	1
Parking	Stall, Titled

### Interior

Interior Features	Breakfast Bar, Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings
Heating	In Floor, See Remarks
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	4

### Exterior

Exterior Features	Balcony
Construction	Stucco, Wood Frame

### Additional Information

Date Listed	May 23rd, 2025
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Days on Market	12
Zoning	M-C1

## **Listing Details**

Listing Office	Real Broker
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